



Guardhouse Way, Mill Hill, NW7 1FX  
Price Guide £875,000 Freehold Council Tax Band F

**REAL ESTATES**  
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Real Estates are delighted to offer for sale this beautifully presented and extended 3 double bedroom 2 bathroom family home, situated on the sought after Millbrook Park Development, within walking distance to Mill Hill East Northern Line tube station giving access into Central London.

The accommodation, arranged over 3 floors, comprises approx. 1406 sq feet including a modern kitchen with space for breakfast bar and added waste disposal and hot Quooker tap, guest cloakroom, large through reception room having been extended 3 meters to the rear, with doors leading onto the rear garden laid with artificial grass and a shed. The 1st floor provides 2 double bedrooms with a Jack & Jill bathroom, and a master bedroom to the top floor with cleverly designed cupboards and en-suite.

The property also provides ample storage space, a partially boarded loft accessed via pull-down ladder and 2 gated parking spaces at the rear of the property with a further gate to access the garden.

Millbrook Park is well placed for local green spaces such as Dollis Valley Greenwalk, Finchley Golf Club and parks as well as play areas within the development. Millbrook Park CE Primary School is set within the development.

Early viewing recommended via the sellers sole agent.

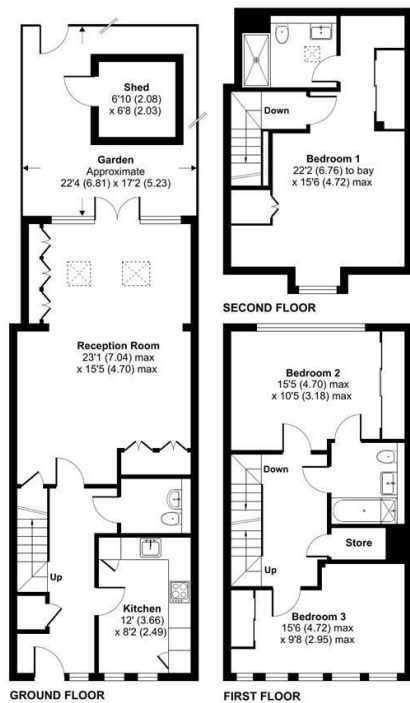






### Guardhouse Way, London, NW7

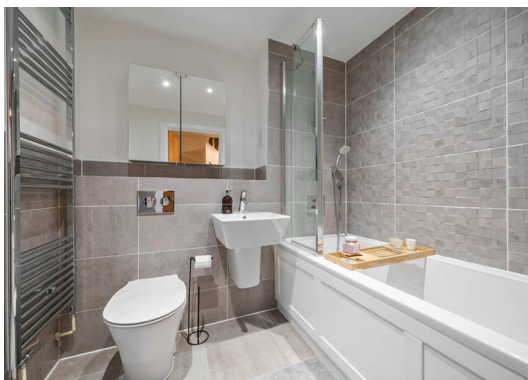
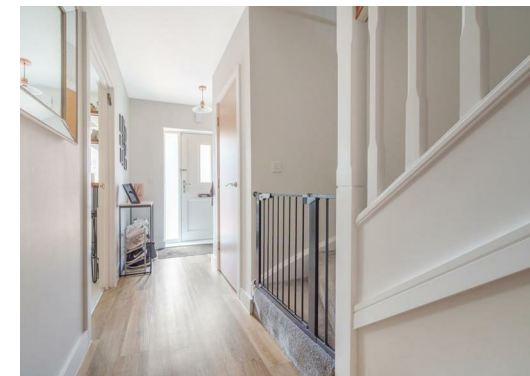
Approximate Area = 1406 sq ft / 130.6 sq m  
Outbuilding = 46 sq ft / 4.2 sq m  
Total = 1452 sq ft / 134.8 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rnhccom 2023. Produced for Real Estates - REF: 1024894

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A		87	96
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			

EU Directive



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